

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S)
IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY
INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE.
THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED
AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

Matter No.: 092017-TX

Date: September 1, 2020

County where Real Property is Located: Brown

ORIGINAL MORTGAGOR: KAGAN MERCER, A SINGLE MAN KIMBERLY BUNDICK, A SINGLE WOMAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR AFFILIATED BANK, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F

MORTGAGE SERVICER: Carrington Mortgage Services, LLC

DEED OF TRUST DATED 2/12/2015, RECORDING INFORMATION: Recorded on 2/17/2015, as Instrument No. 2015891 in Book 153 Page 52 and later modified by a loan modification agreement recorded as Instrument 1804392 on 07/05/2018, and later modified by a loan modification agreement recorded as Instrument 1902837 on 05/15/2019


SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): BEING ALL OF LOT NO.7, BLOCK 8, SECTION 3 OF THE MEADOWBROOK ADDITION TO THE CITY OF BROWNWOOD, BROWN COUNTY, TEXAS AND MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 10/6/2020, the foreclosure sale will be conducted in Brown County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 10:00 AM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

Carrington Mortgage Services, LLC is acting as the Mortgage Servicer for WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Carrington Mortgage Services, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F

c/o Carrington Mortgage Services, LLC
1600 South Douglass Road, Suite 200-A
Anaheim, California 92806

POSTED
Sharon Ferguson, Brown County Clerk
Time 2:52 pm
SEP 14 2020
By Deputy: 

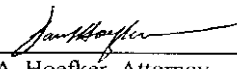


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The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE LINDA REPERT, PAUL A. HOEFKER, ROBERT L. NEGRIN** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 701 N. Post Oak Road, Suite 205, Houston, TX 77024. (713) 293-3618.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

By: 
Paul A. Hoefker, Attorney
Robert L. Negrin, Attorney
Aldridge Pite, LLP
701 N. Post Oak Road, Suite 205
Houston, TX 77024



Substitute Trustee

Return to:
ALDRIDGE PITE, LLP
4375 JUTLAND DR., SUITE 200
P.O. BOX 17935
SAN DIEGO, CA 92177-0935
FAX #: 619-590-1385
866-931-0036

EXHIBIT "A"

LEGAL DESCRIPTION: Being all of Lot No.7, Block 8, Section 3 of the Meadowbrook Addition to the City of Brownwood, Brown County, Texas as recorded in Volume 2, Page 296, of the Plat Records of Brown County, Texas; Said tract being more particularly described as follows and as surveyed under the supervision of Watson and Associates of Mason in October, 2004:

BEGINNING at an iron rod found in the southwest line of that certain public street known as 16th Street and the northeast line of said Block No. 8 for the north corner of that certain Lot No. 8 of said Block No. 8 and the east corner hereof and from which an iron rod found for the east corner of said Lot No.8 bears South 30°18'00" East a distance of 74.98 feet;

THENCE South 59°43'44" West a distance of 110.24 feet crossing said Block No. 8, along the northwest line of said Lot No. 8 to an iron rod found in the northeast line of an Alley for the west corner of said Lot No.8 and the south corner hereof;

THENCE North 31°57'33" West a distance of 74.85 feet crossing said Block No. 8, along the northeast line of said Alley to an iron rod found for the south corner of that certain Lot No. 6 of said Block No.8 and the west corner hereof;

THENCE North 59°38'22" East a distance of 112.21 feet crossing said Block No. 8, along the southeast line of said Lot No. 6 to an iron rod found in the southwest line of said 16th Street and the northeast line of said Block No. 8 for the east corner of said Lot No. 6 and the north corner hereof;

THENCE South 30°27'00" East a distance of 75.00 feet along the southwest line of said 16th Street and the northeast line of said Block No. 8 to the **POINT OF BEGINNING**, as shown on the certified plat prepared herewith.

INSTRUMENT NO. 891

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STATE OF TEXAS
COUNTY OF BROWN

FILED FEBRUARY 17, 2015 03:44 PM

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me, and was duly RECORDED in the Official Public Records of Brown County, Texas.

RETURN TO:

BROWN COUNTY ABSTRACT CO INC
201 S BROADWAY
BROWNWOOD TX 76801



DEPUTY: *M. Ferguson*
SHARON FERGUSON, COUNTY CLERK
BROWN COUNTY, TEXAS